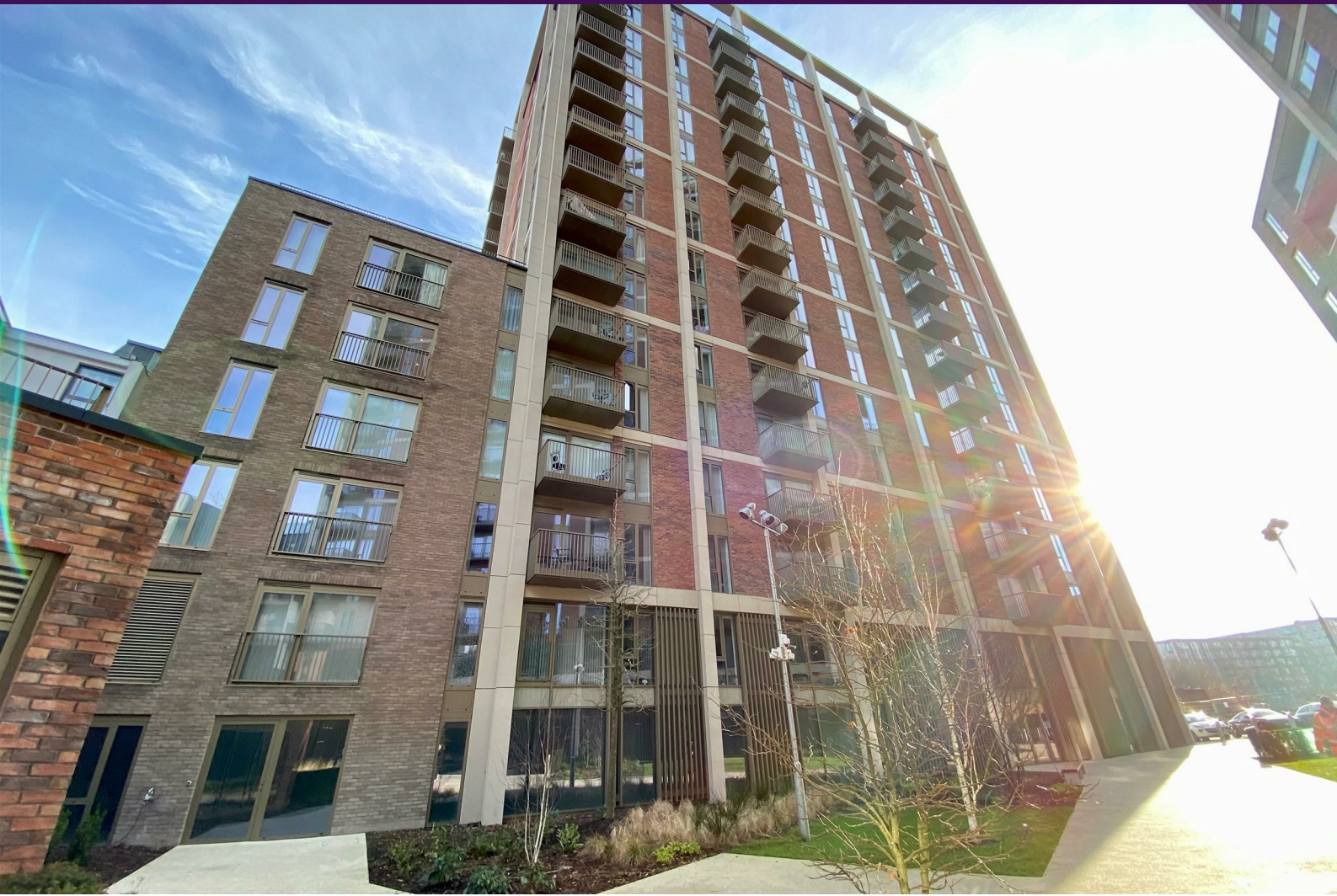


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# Ascend

Built on higher standards



## The Local Crescent, Hulme St, Salford

£1,250 PCM

Located in a vibrantly rejuvenated area of Salford, this property is just a short distance from the Manchester City Centre and has a network of amenities close by.

You'll love the contemporary and best-in-class open-plan kitchen which has plenty of space for all your get-togethers, gatherings and shindigs. The spacious bedroom and open plan living space all benefit from floor to ceiling windows which open up to give a nice breeze in the summer months. There are also communal breakout areas, courtyard garden spaces and integrated barbecuing facilities for residents to enjoy.

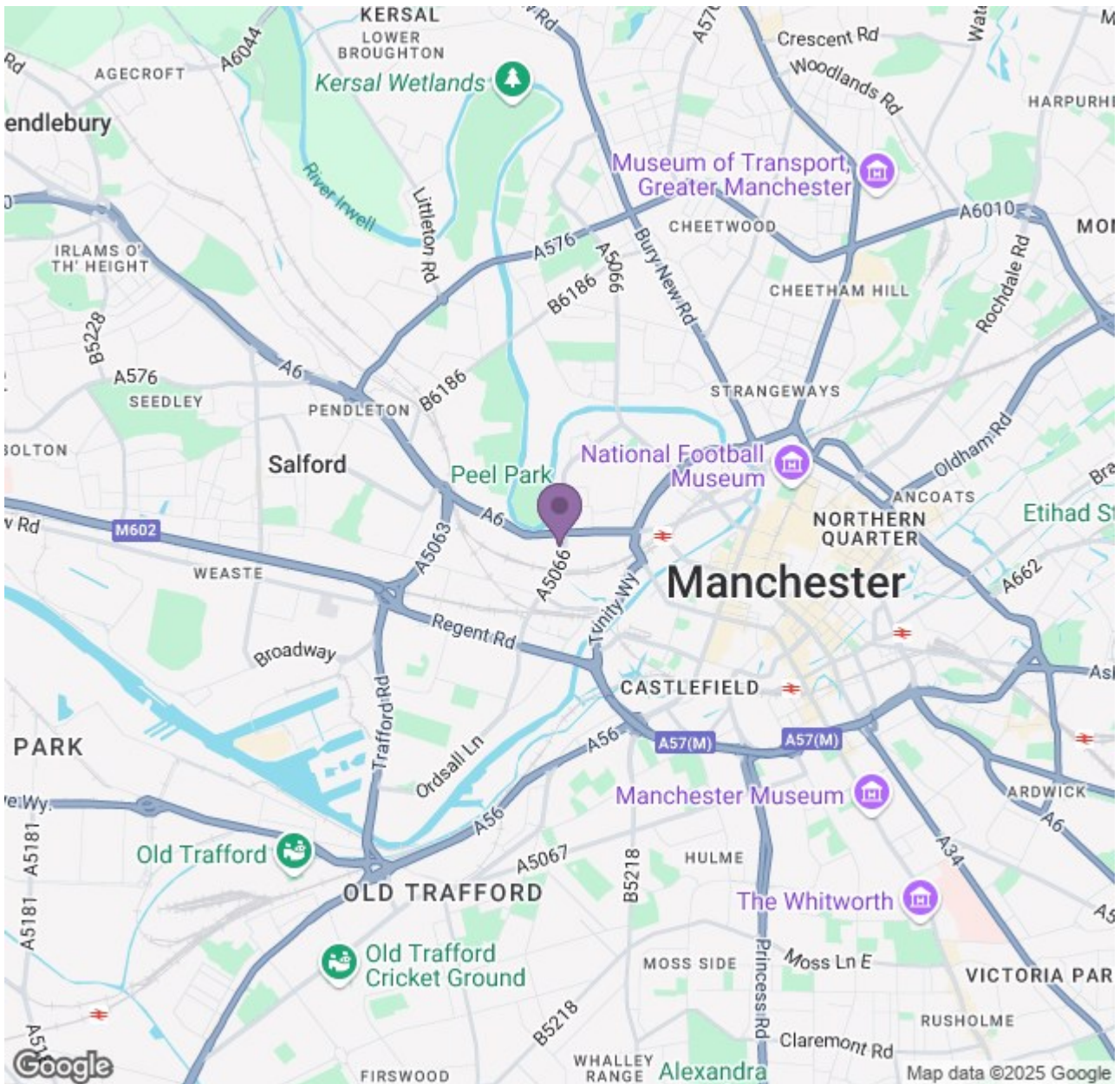
The bathroom consists of contemporary 3-piece suite with a large mirror, heated rails and plenty of space for all the necessities and more. Your house will feel like more than a home at The Crescent as you live with luxury amenities at your fingertips. Between the 5th floor roof terrace, podium terrace, resident's solarium and courtyard gardens, you can live the ultimate city lifestyle with ample space and opportunity to enjoy the outdoors without even leaving the building. What's more, the apartment benefits from views across the River Irwell and the acres of surrounding parkland.

In your modern, luxurious setting you can also enjoy the state-of-the-art cinema room, indoor heated swimming pool & spa and fully equipped gymnasium – with all of this right on your doorstep, you'll have even more time to spend relaxing in your apartment and spending time with friends.

This apartment also comes furnished and sits in a fantastic location. You're just a 15-minute walk to the Manchester city centre with all its thriving bars, restaurants, clubs and more and just a 6-minute walk to University of Salford - what







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	89-92	A	1-2
B	81-88	B	3-4
C	69-80	C	5-6
D	62-68	D	7-8
E	55-61	E	9-10
F	49-54	F	11-12
G	41-48	G	13-14
H	35-40	H	15-16
I	35-40	I	17-18
J	35-40	J	19-20